

CONDITIONS OF THE RICK GARNER LICENSE AGREEMENT

IMPORTANT - PLEASE READ THE CONDITIONS CAREFULLY. THESE CONDITIONS ARE LEGALLY BINDING ON YOU, THE PURCHASER (THE OWNER / BUILDER / DEVELOPER). BY OPENING THE SEALED PACKAGE CONTAINING THE DESIGN DOCUMENTS, YOU HAVE INDICATED YOUR ACCEPTANCE OF THE FOLLOWING CONDITIONS OF THE RICK GARNER DESIGNER LICENSE AGREEMENT.

IN CONSIDERATION OF THE LICENSING FEE RECEIVED BY RICK GARNER DESIGNER, THE LICENSEE, DESIGNATED BELOW IS HEREBY LICENSED TO USE THE ENCLOSED DESIGN DOCUMENT PACKAGE, ("PLAN(S)") DESIGNED BY BENCHMARK DESIGN INTERNATIONAL INC., ARCHITECTS, ATLANTA, GA; AND OWNED AND DISTRIBUTED BY RICK GARNER DESIGNER, RIDGELAND, MS.

UNIT PLAN NUMBER / NAME: The Liberte Buildings 3,4 & 5 (ABCB)
LICENSE/ PURCHASE NUMBER : #05148
PLAN PURCHASER : XII LLC
 1006 Luckney Road
 Flowood, MS 39232

THE LICENSE FOR USE OF THE PURCHASED PLAN(S) IS LIMITED TO A SINGLE BUILDING DEVELOPMENT. THE LICENSEE IS LICENSED UNLIMITED USE THE PLAN(S) FOR ONE SINGLE DEVELOPMENT. ANY CONSTRUCTION DUPLICATION OR DUPLICATION OF THE PLAN(S) THE EXPRESS WRITTEN PERMISSION OF RICK GARNER DESIGNER IS STRICTLY FORBIDDEN. IN THE EVENT THAT YOU (THE PURCHASER) DUPLICATE THE PLAN(S) FOR MULTIPLE PROJECT DEVELOPMENT, THE LICENSEE, AGREES TO INDEMNIFY RICK GARNER DESIGNER FOR ANY AND ALL LIABILITY ARISING FROM THE USE OF SUCH DUPLICATED PLAN(S) AND/OR CONSTRUCTION.

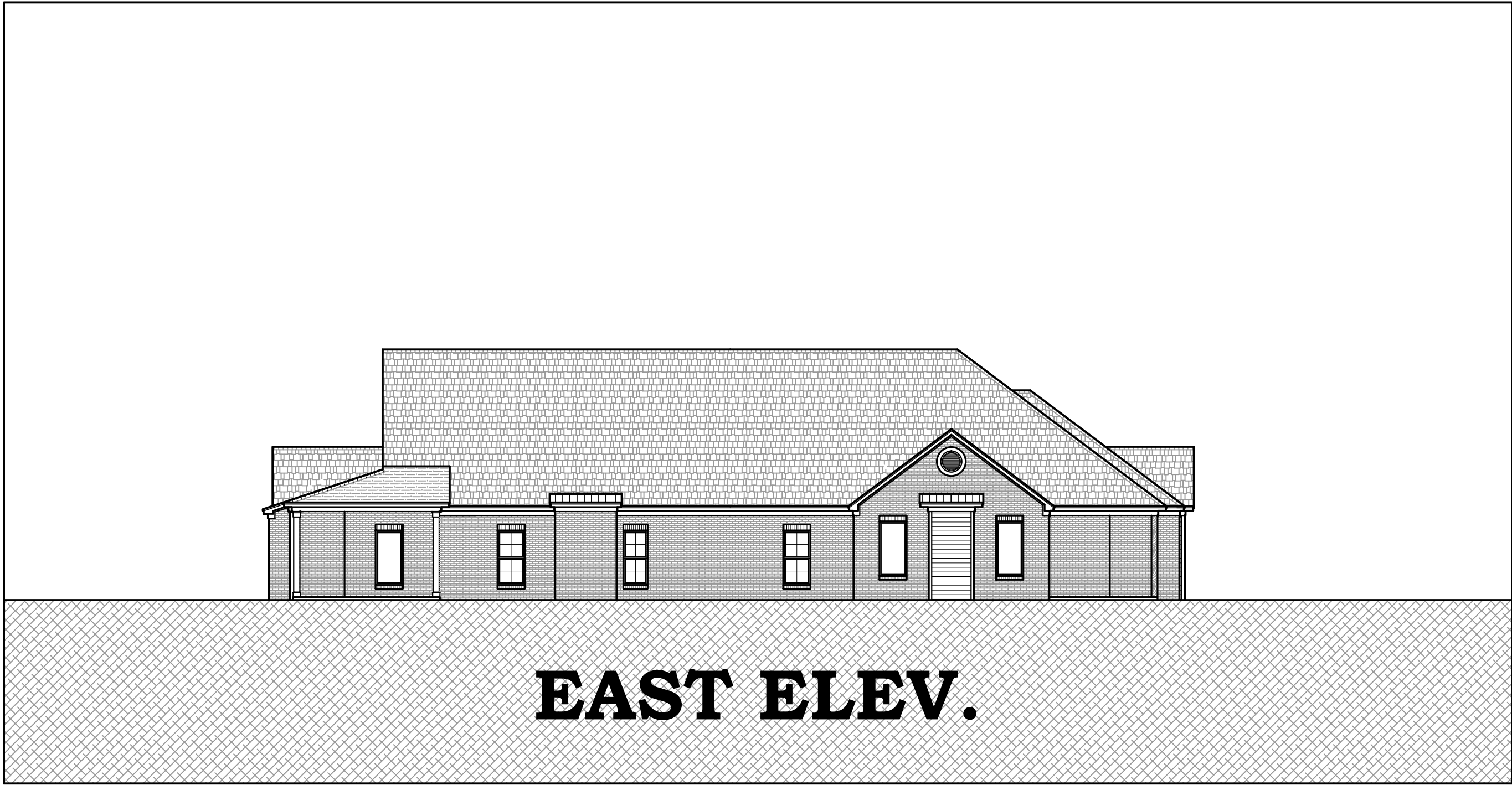
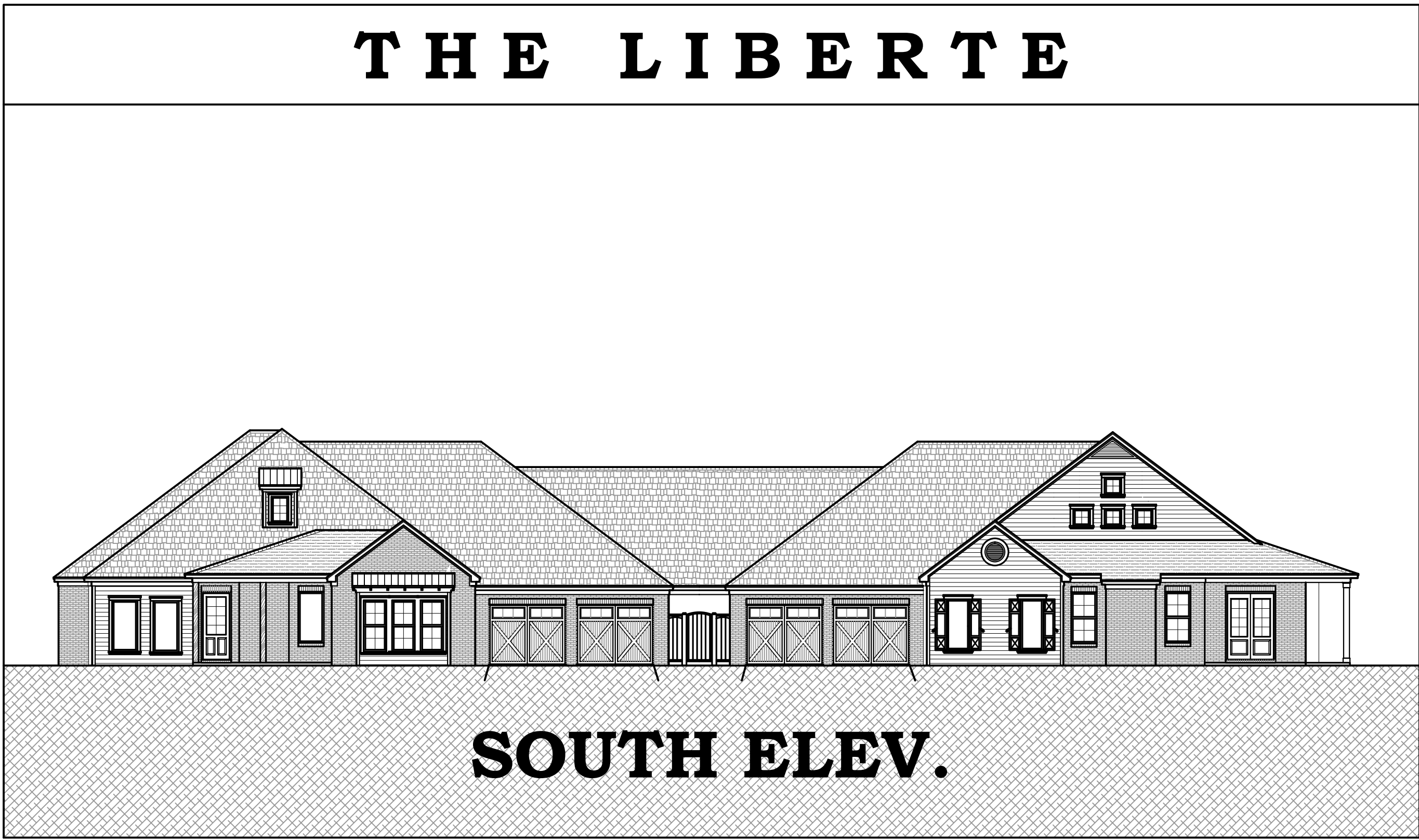
RESPONSIBILITIES:

THE PURCHASER IS RESPONSIBLE FOR ACQUIRING ALL APPLICABLE BUILDING PERMITS AND CODE APPROVALS, PROCURING ANY AND ALL INSURANCE FOR THE PROJECT, DETERMINING MATERIAL SPECIFICATIONS, VERIFYING ALL DIMENSIONS, MAKING ADJUSTMENTS FOR SPECIFIC SITE CONDITIONS, AND, WHERE REQUIRED, OBTAINING THE SERVICES OF AN ARCHITECT OR ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED. THE PURCHASER ALSO UNDERSTANDS AND AGREES TO BE FULLY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE PROJECT STRUCTURES.

THE PURCHASER FURTHER AGREES TO FULLY INDEMNIFY RICK GARNER DESIGNER FOR ANY AND ALL LIABILITY ARISING FROM THE PLAN(S) OR RELATING TO THE PROJECT.

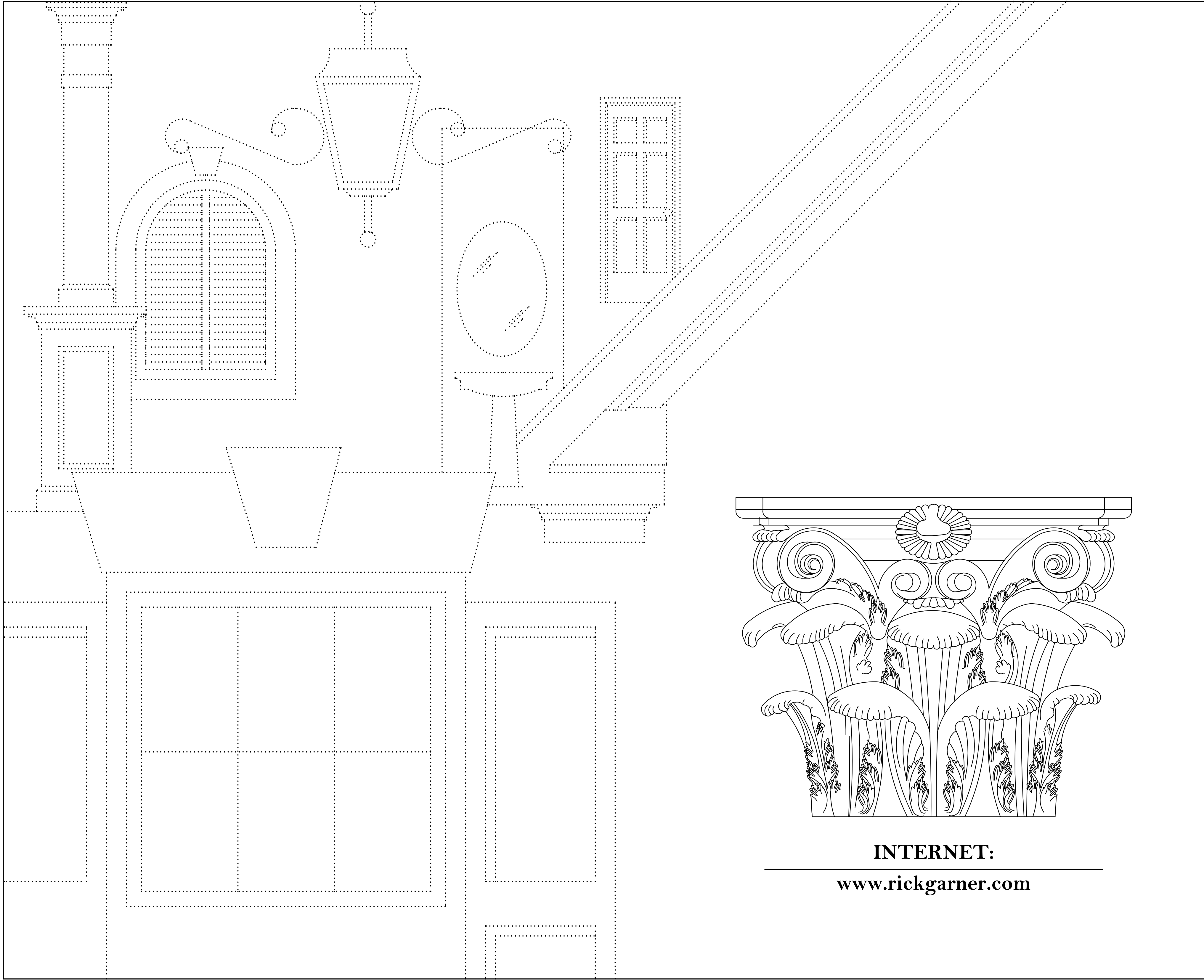
THE PROVISIONS OF THIS DOCUMENT ARE SEVERABLE, SO THAT THE UNENFORCEABILITY OF ONE PROVISION WILL NOT RENDER OTHER PROVISIONS UNENFORCEABLE.

THIS DOCUMENT WILL BE GOVERNED BY THE LAWS OF THE STATE OF MISSISSIPPI.



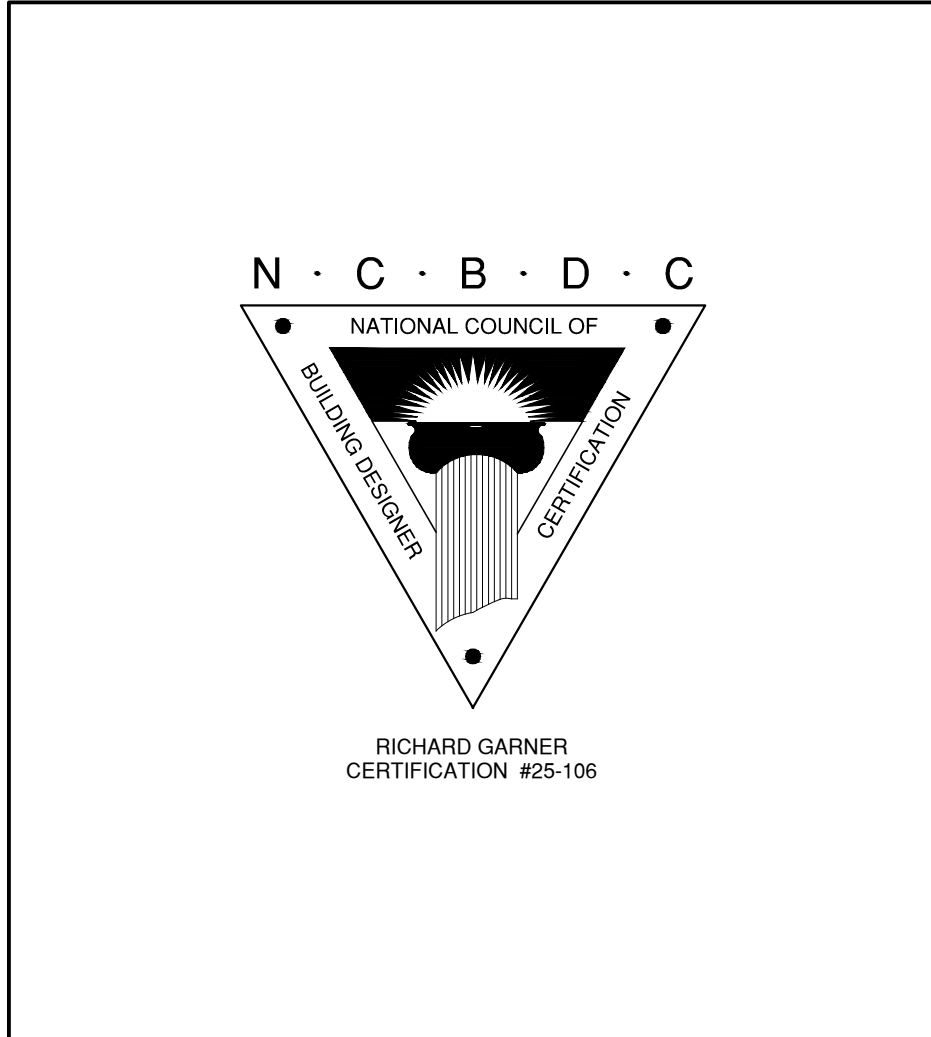
"THE LIBERTE BUILDINGS 3, 4, & 5"

Design Document Package



INTERNET:
www.rickgarner.com

BUILDING AREA: 11,210 S.F.				
	HEATED AREA	GARAGE	PORCHES	TOTAL
UNIT A	1,965 SQ.FT.	601 SQ.FT.	109 SQ.FT.	2,675 SQ.FT.
UNIT B-1	2,114 SQ.FT.	602 SQ.FT.	155 SQ.FT.	2,871 SQ.FT.
UNIT B-2	2,114 SQ.FT.	602 SQ.FT.	155 SQ.FT.	2,871 SQ.FT.
UNIT C	2,069 SQ.FT.	586 SQ.FT.	138 SQ.FT.	2,793 SQ.FT.
TOTAL:	8262 SQ.FT.	2,391 SQ.FT.	557 SQ.FT.	11,210 SQ.FT.



DRAWING INDEX	
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LIABILITY WARNING:
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INDEPENDENT LIVING STOCK PLAN

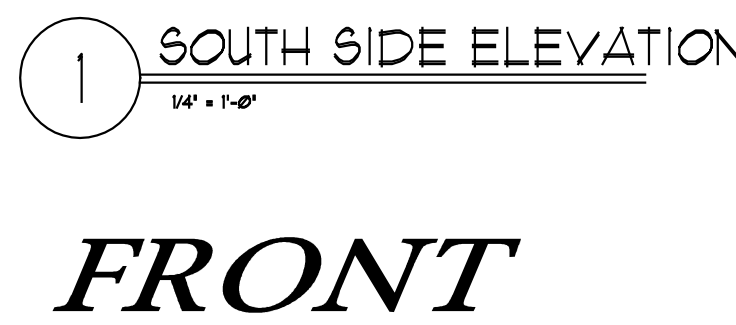
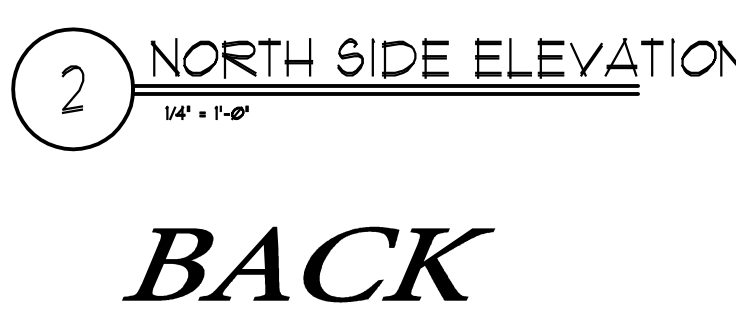
U I T E N S I O S

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It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission from Rick Garner. The Contractor is responsible for verifying all field measurements, quantities and dimensions, and related field construction details.

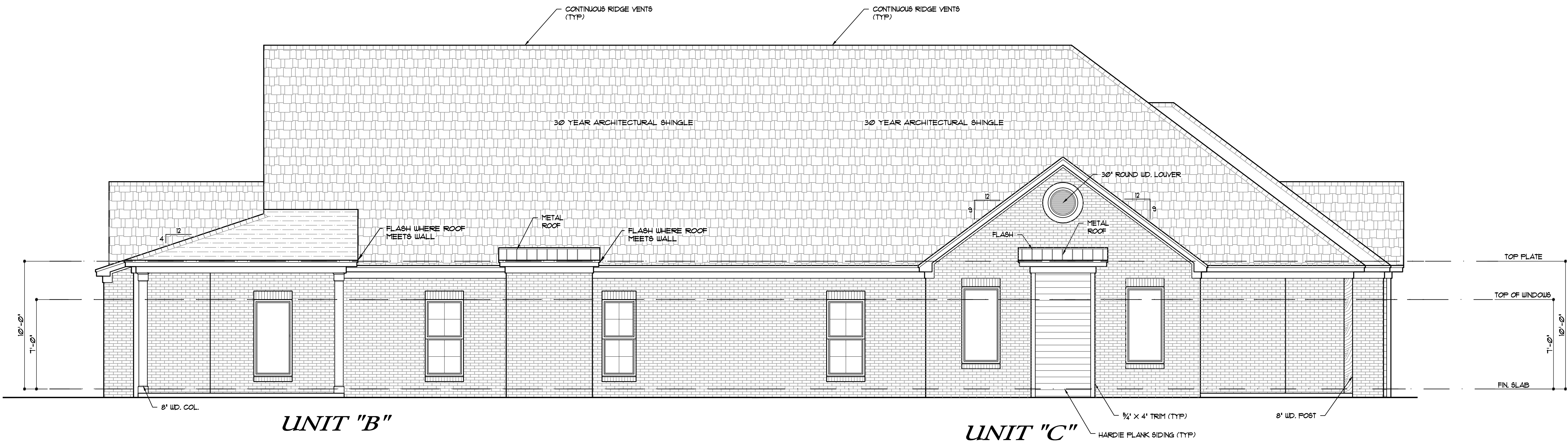
Front and Rear Elevation

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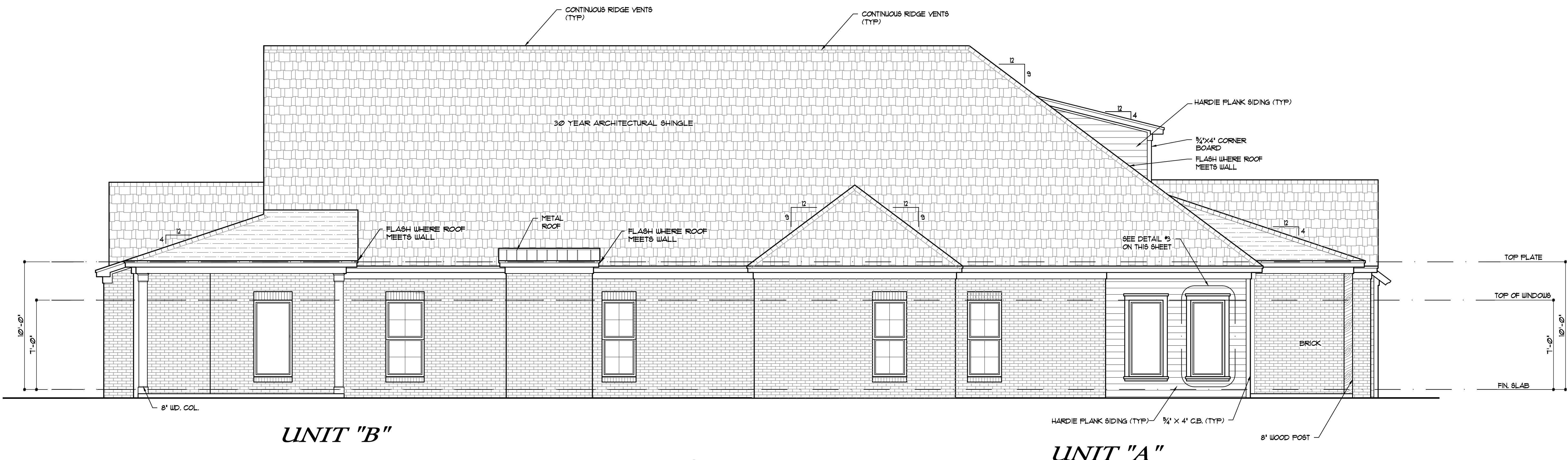
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STOCK PLANS SHOULD ALWAYS BE REVIEWED BY A LOCAL ENGINEER PRIOR TO CONSTRUCTION.



1 EAST SIDE ELEVATION
10' x 10'

RIGHT

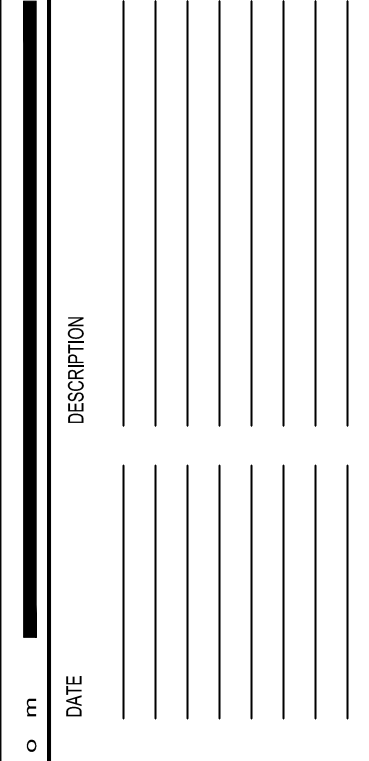


2 WEST SIDE ELEVATION
10' x 10'

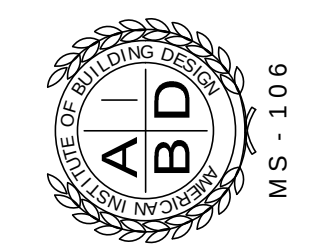
LEFT

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INDEPENDENT LIVING STOCK PLAN



MS-106

U I T E N 3 0 3

PLAN NUMBER

357 TOWNE CENTER BLVD.

Liberte abcb Buildings 3, 4, & 5

■ CHECKED R.G. C.
■ PENDING D.C.

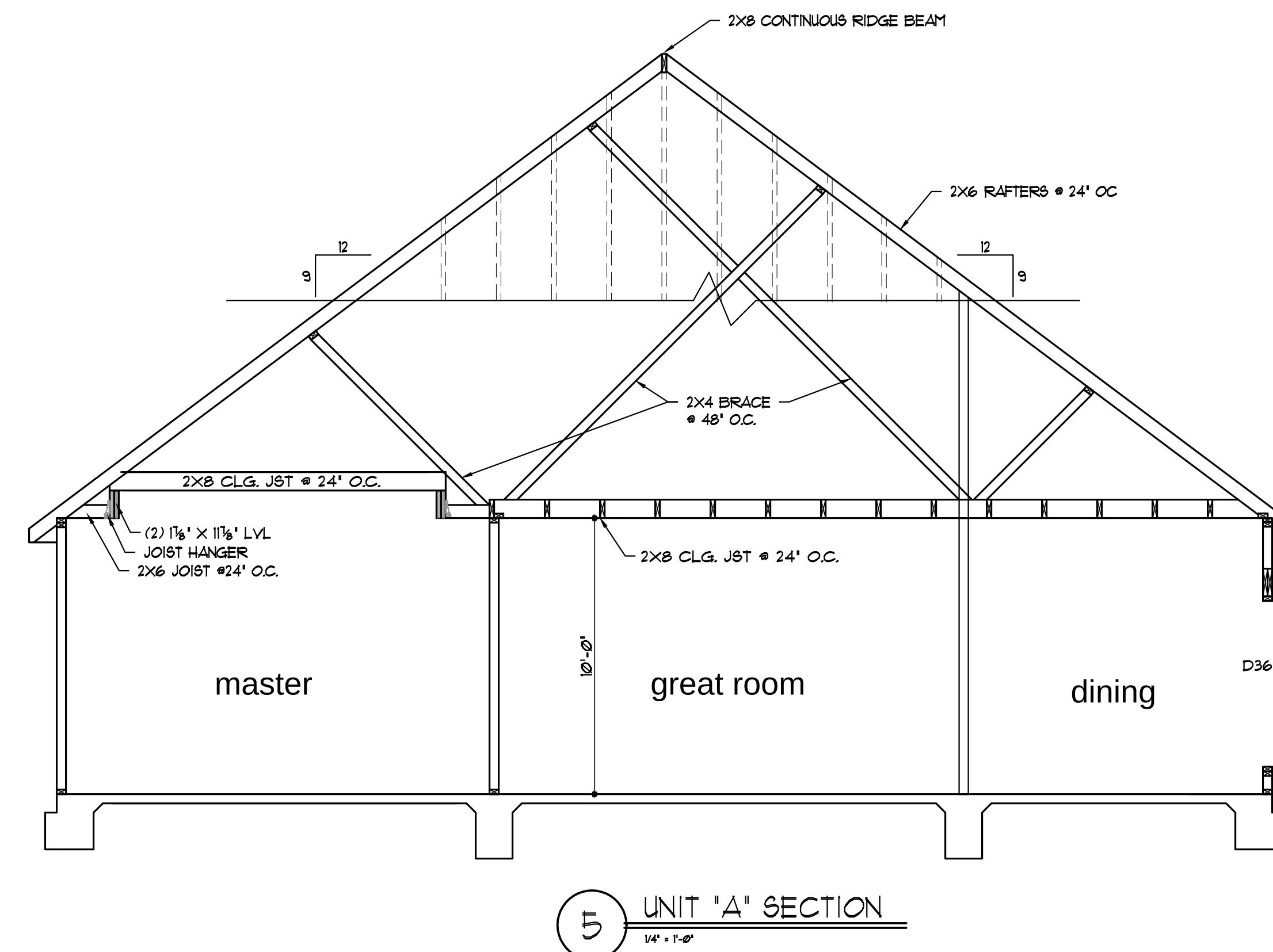
REMAINING TIME

Roof Plan

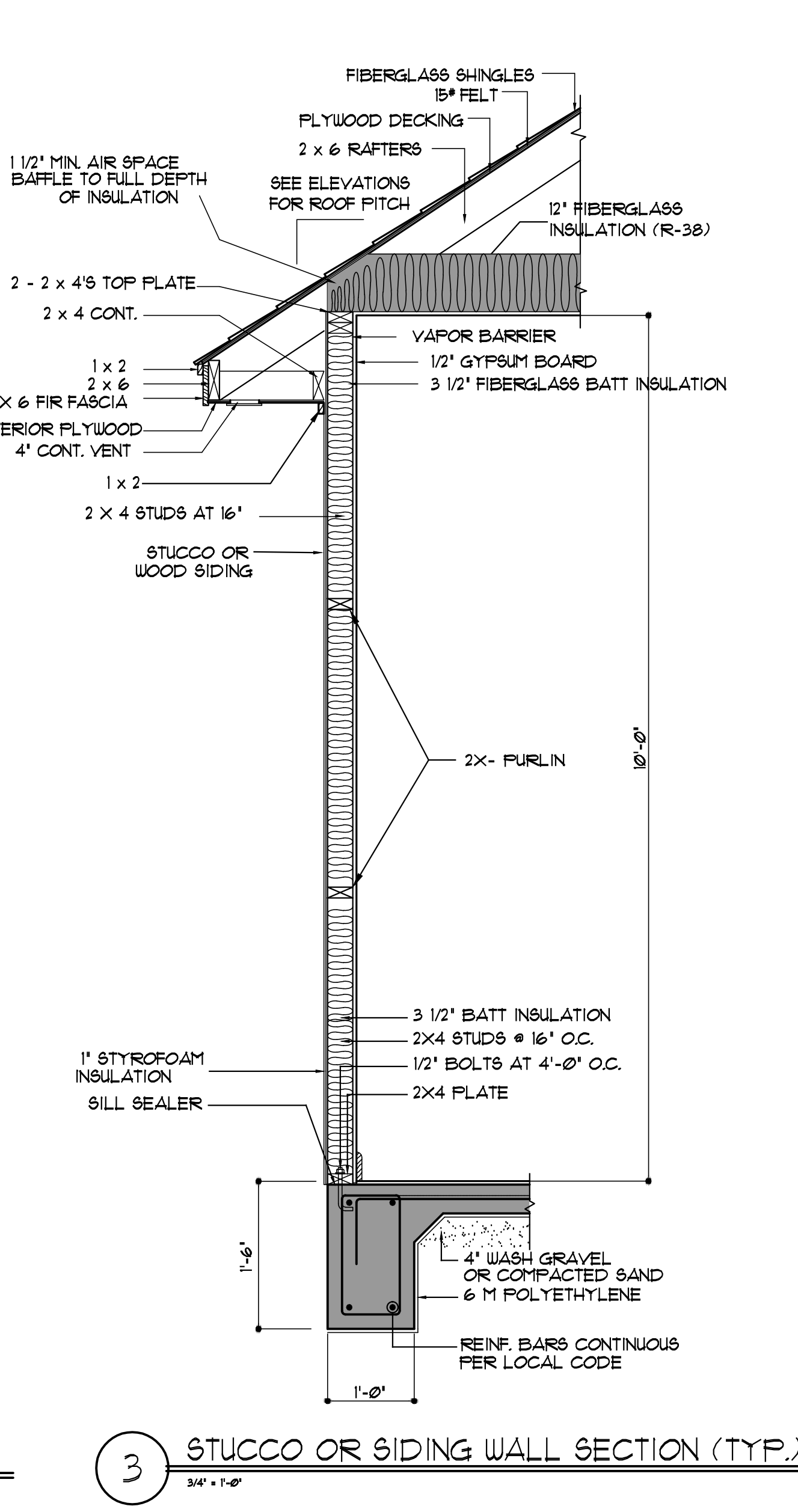
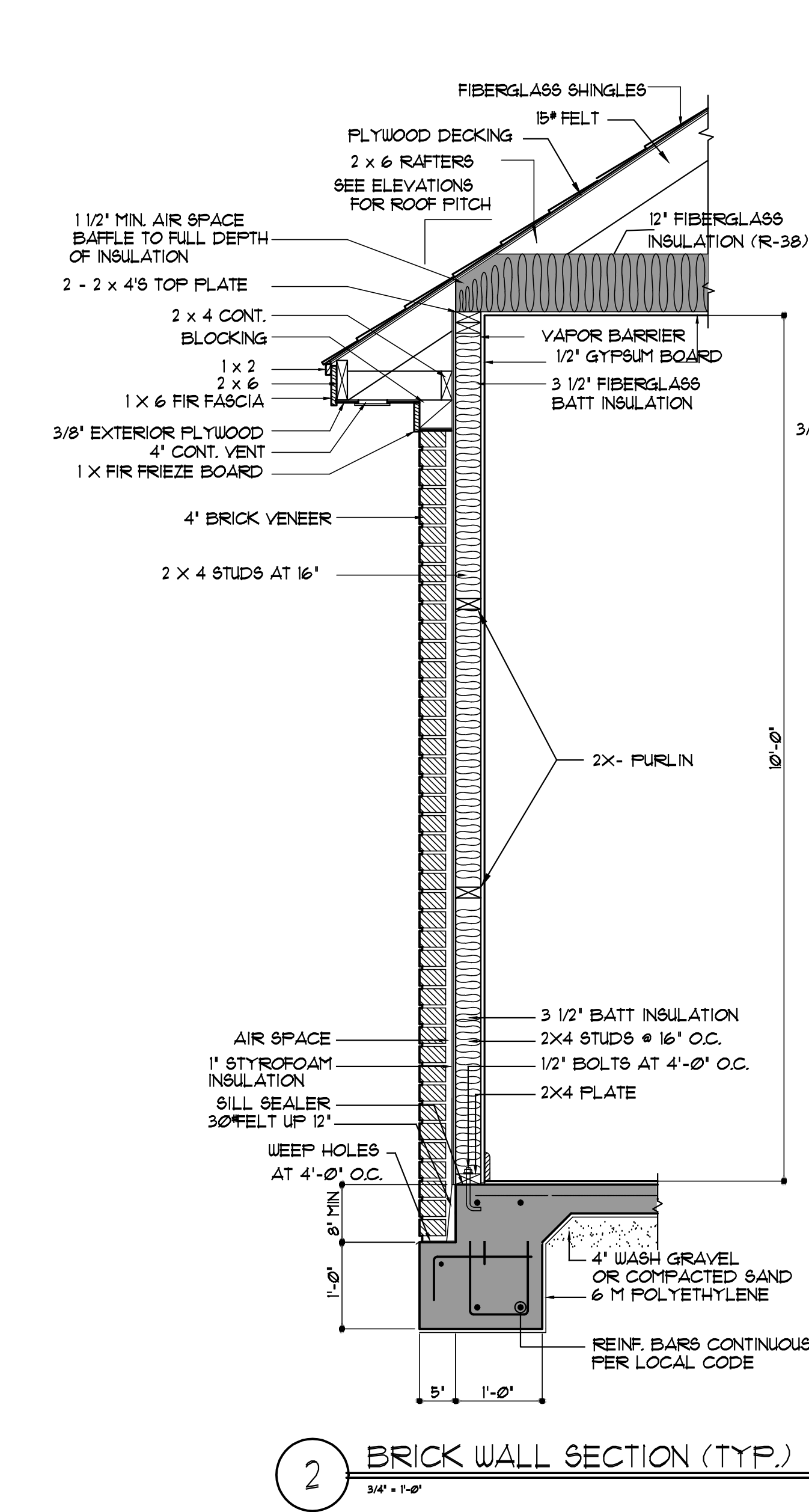
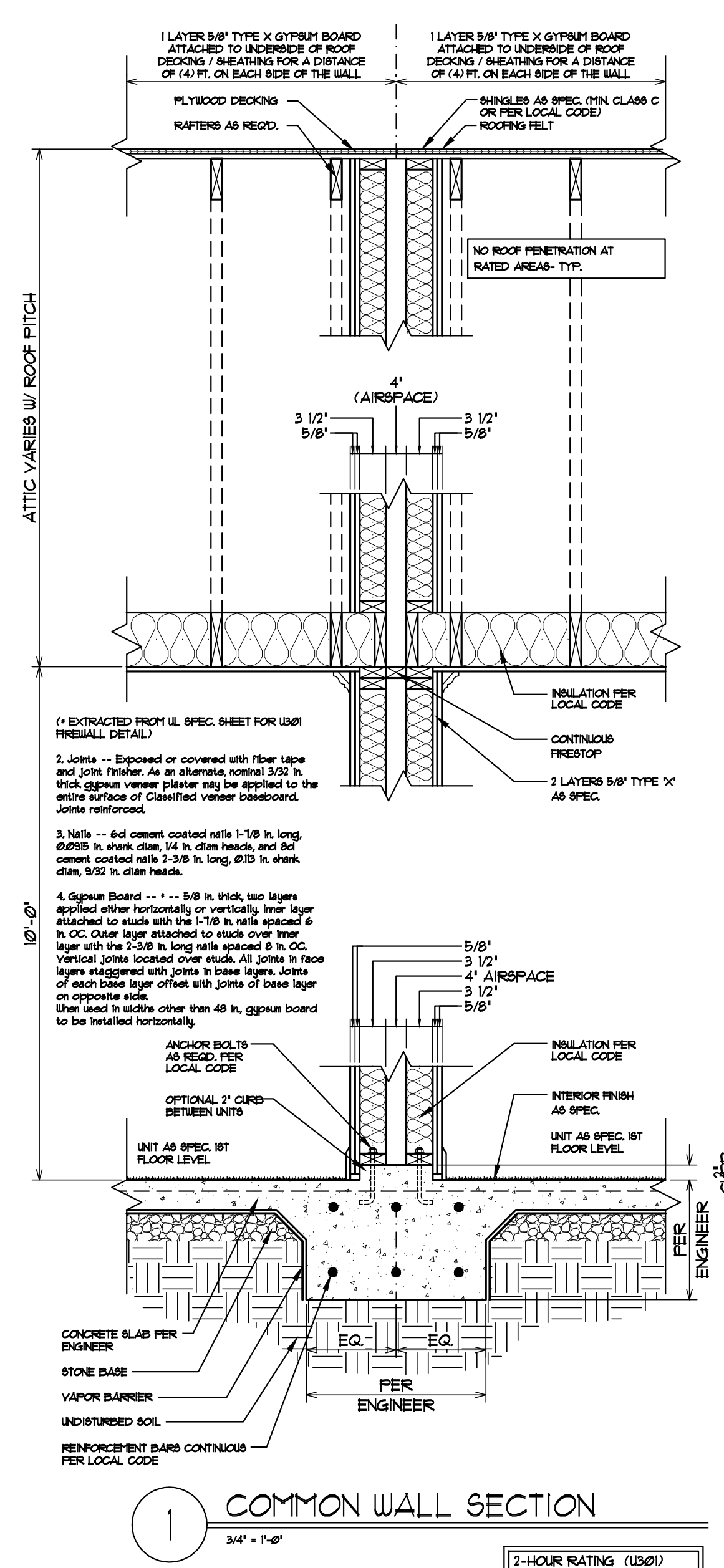
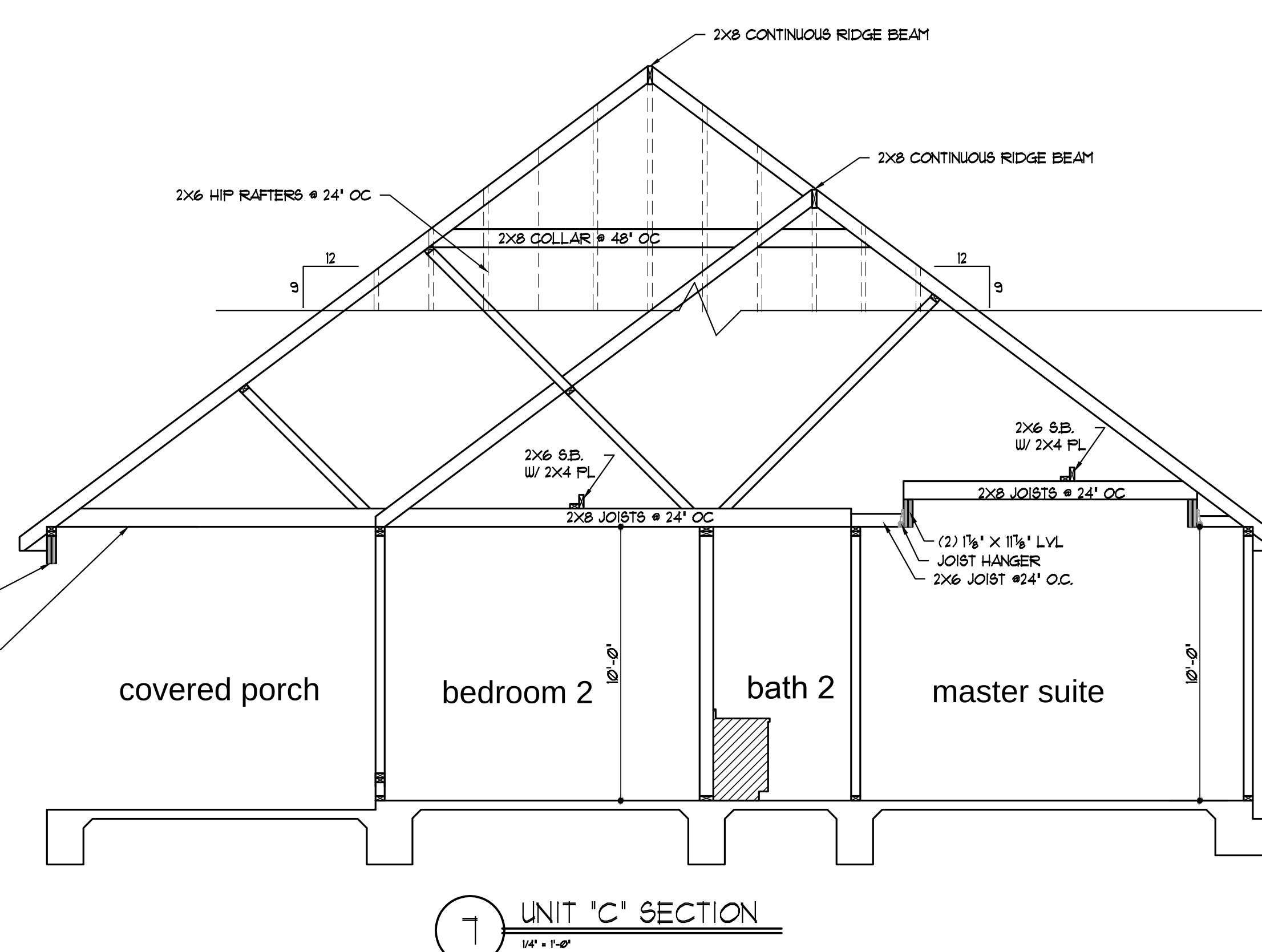
A-5

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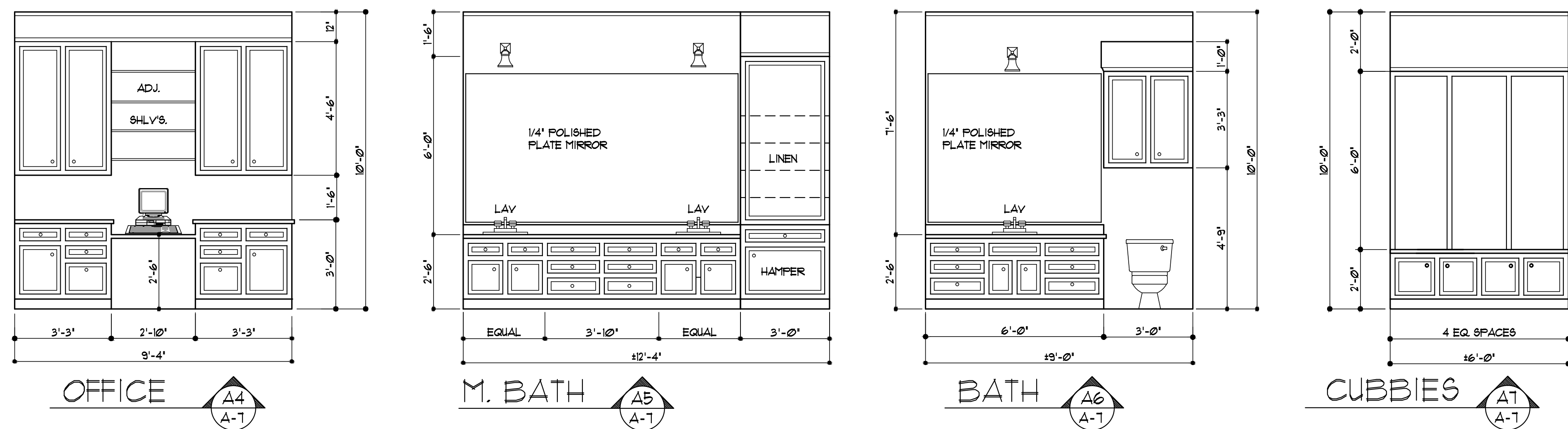
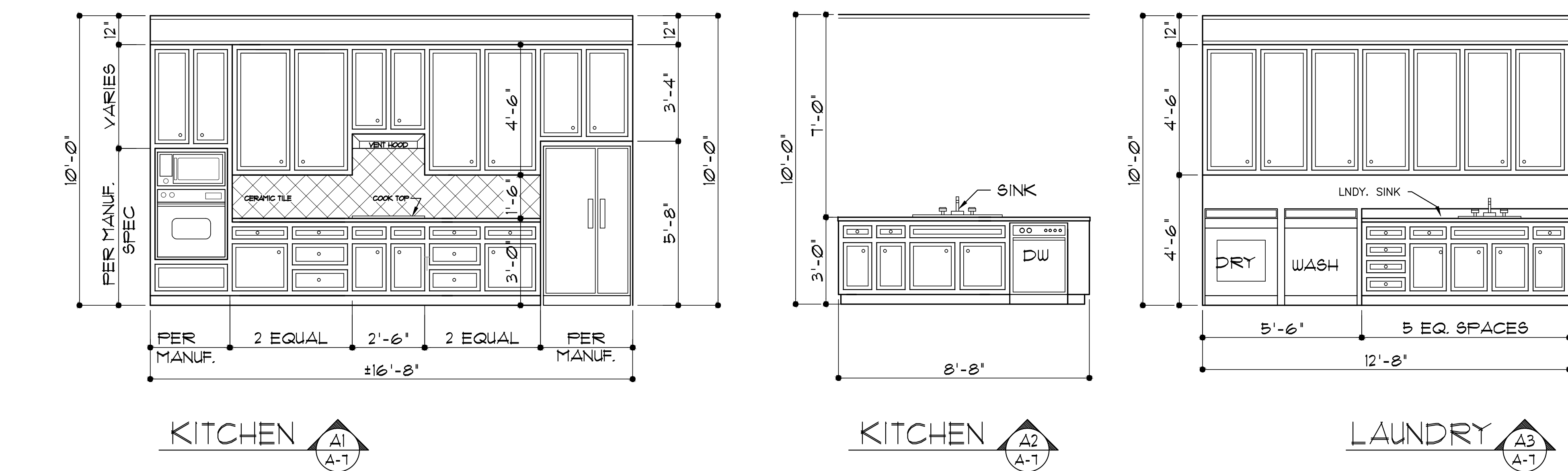
12/10/21
LAST UPDATE

[illegible]

SPAN TABLES 9' SOUTHERN YELLOW PINE									
FLOOR JOISTS					FLOOR TRUSSES				
SILL/LVL/2x6 @					SILL/LVL/2x6 @				
1" OC	1" OC	1" OC	2" OC		1" OC	1" OC	1" OC	2" OC	
2 X 8's	9'-0"	9'-0"	7'-0"	5'-0"	2" DEEP	20'-0"	21'-0"	17'-0"	17'-0"
2 X 8's	10'-0"	10'-0"	7'-0"	5'-0"	2" DEEP	22'-0"	23'-0"	19'-0"	19'-0"
2 X 8's	11'-0"	11'-0"	8'-0"	5'-0"	2" DEEP	24'-0"	25'-0"	21'-0"	21'-0"
2 X 8's	12'-0"	12'-0"	9'-0"	6'-0"	2" DEEP	26'-0"	26'-0"	23'-0"	23'-0"
CEILING JOISTS					ROOF RAFTERS				
SILL/LVL/2x6 @					SILL/LVL/2x6 @				
1" OC	1" OC	1" OC	2" OC		1" OC	1" OC	1" OC	2" OC	
2 X 8's	10'-0"	10'-0"	8'-0"	5'-0"	2" DEEP	18'-0"	19'-0"	15'-0"	15'-0"
2 X 8's	11'-0"	11'-0"	9'-0"	5'-0"	2" DEEP	20'-0"	21'-0"	17'-0"	17'-0"
2 X 8's	12'-0"	12'-0"	10'-0"	6'-0"	2" DEEP	22'-0"	23'-0"	19'-0"	19'-0"
SPANS ARE BASED ON 9' SOUTHERN PINE YELLOW PINE BY THE SOUTHERN PINE MANUFACTURING COMPANY 2ND EDITION PRESTRESSING DESIGN ALL TRANSVERSE BARS SHORTLY AFTER JOIST CONNECTIONS									

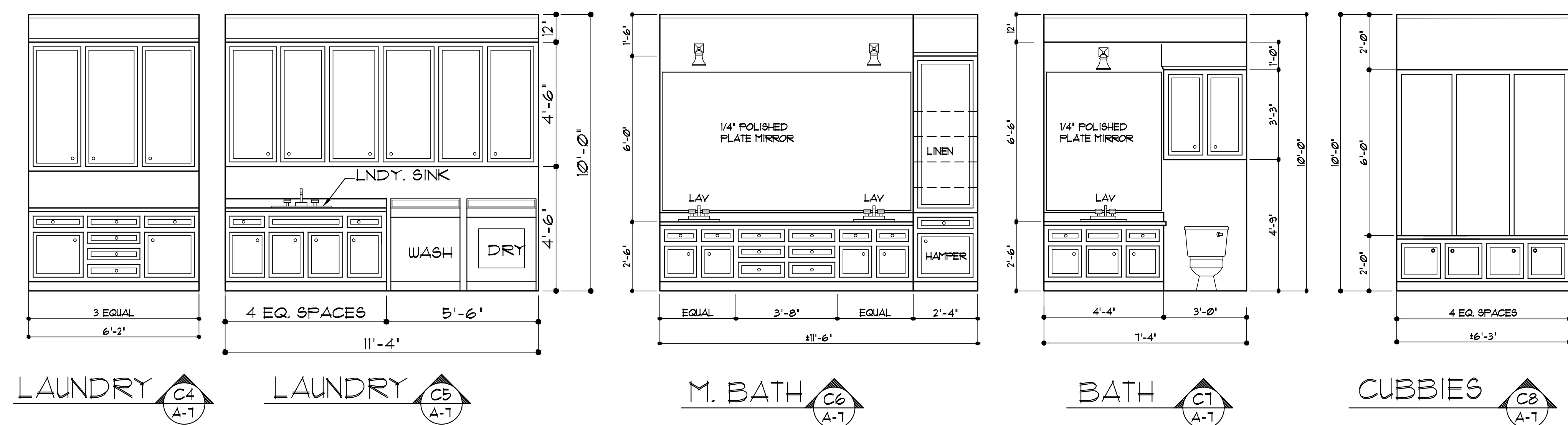
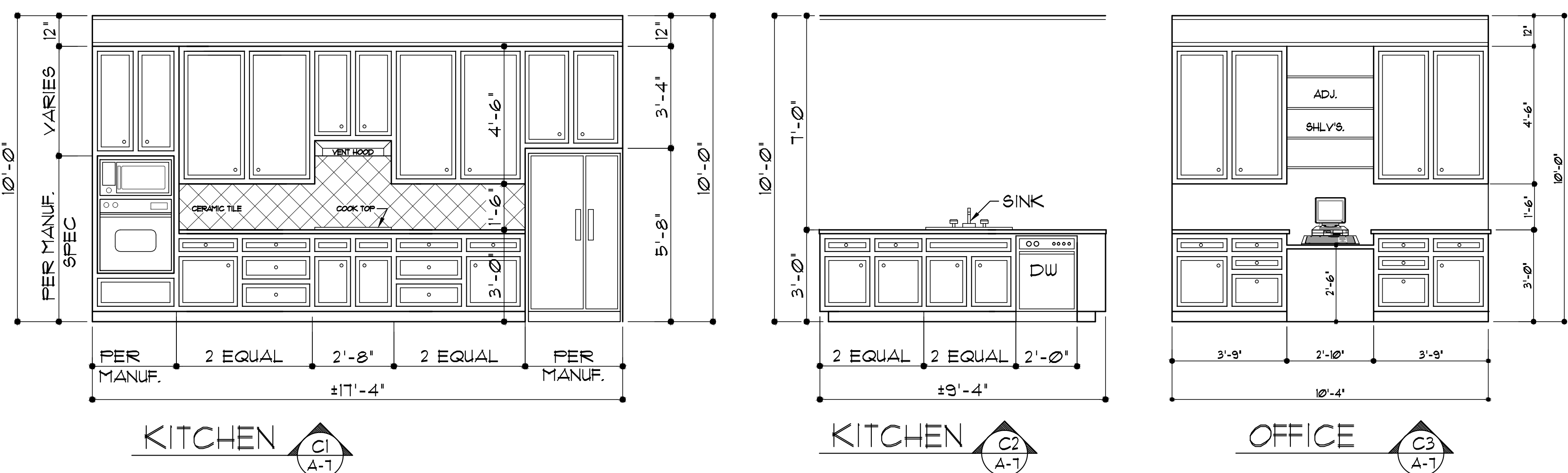


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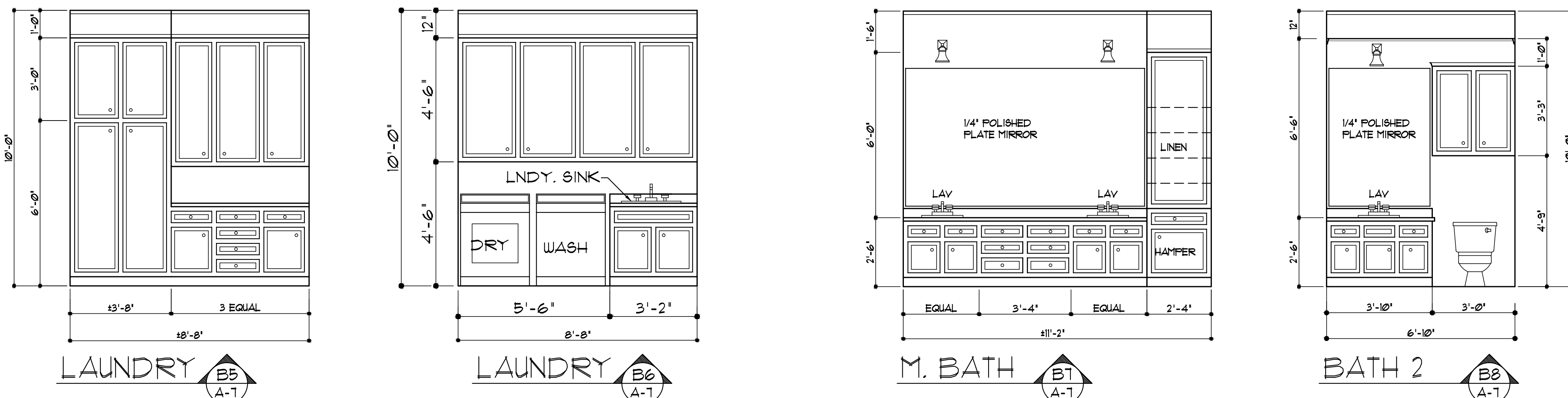
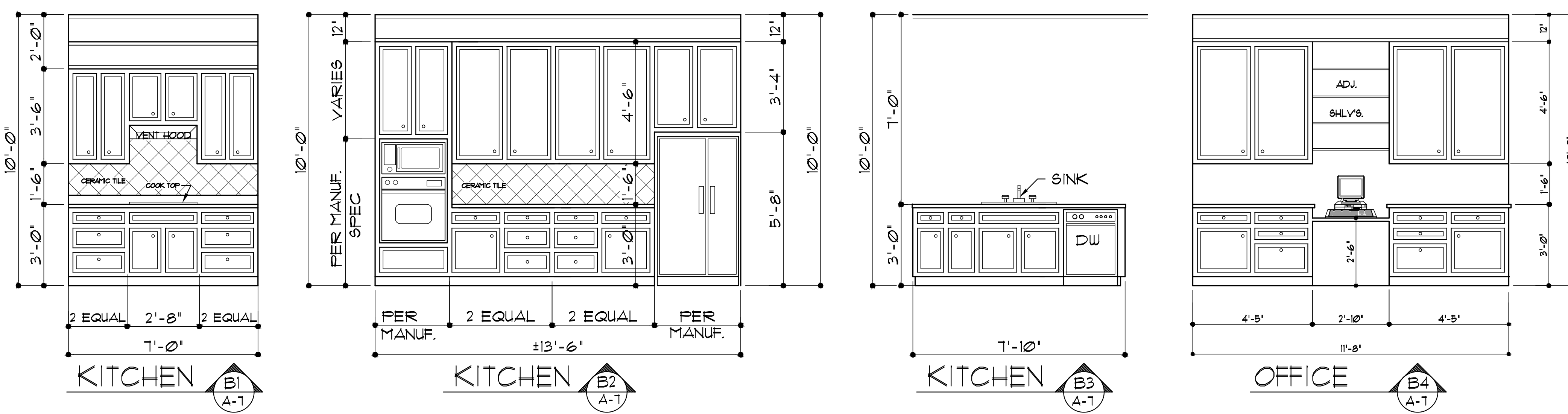
UNIT A
CABINET ELEVATIONS

SCALE 3/8" = 1'-0"



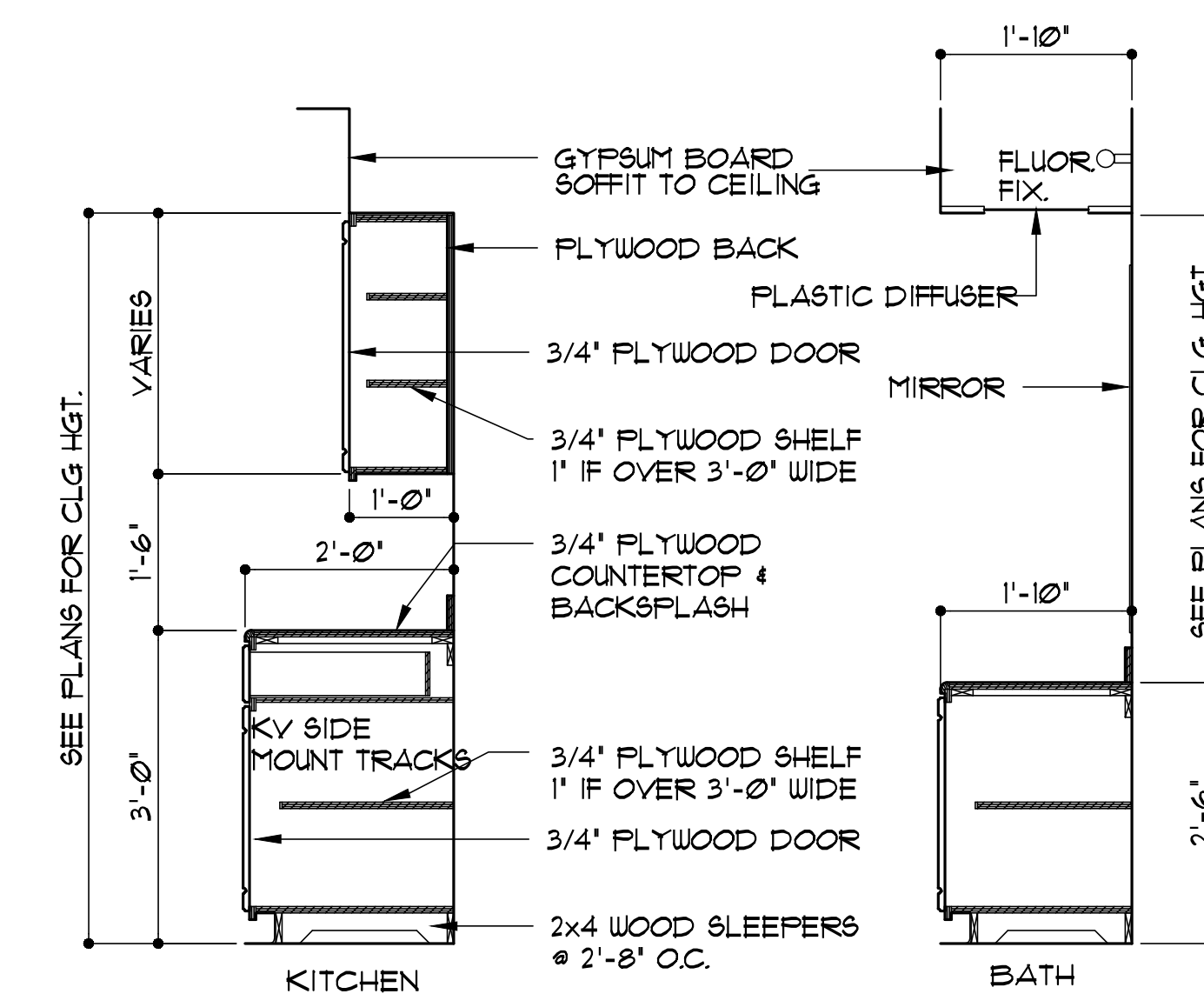
UNIT C
CABINET ELEVATIONS

SCALE 3/8" = 1'-0"



UNIT B
CABINET ELEVATIONS

SCALE 3/8" = 1'-0"



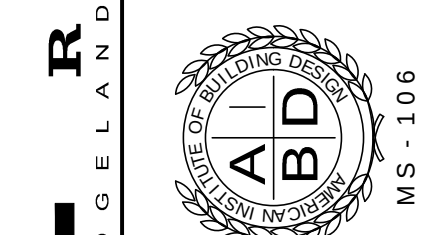
TYPICAL CABINET DETAILS

NO SCALE

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"LIBERTE Buildings 3, 4, & 5"

INDEPENDENT LIVING STOCK PLAN



RICK GARNER DESIGNER
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RIDGE LAND, MISSISSIPPI 39157
TEL: 601-977-9497 FAX: 601-977-9418
WWW.RICKGARNERDESIGNER.COM

DATE: 12/10/21
PROJECT: R.G.
LIBERTE ABCB Buildings 3, 4, & 5

SHEET NUMBER: 1
DRAWING TITLE: Cabinet Details

A-7

STOCK PLANS SHOULD ALWAYS BE REVIEWED BY A LOCAL ENGINEER PRIOR TO CONSTRUCTION.



"LIBERTE Buildings 3, 4, & 5"

INDEPENDENT LIVING STOCK PLAN

